

Sold



256, Olney Arm Road, Laguna



### 'Absolutely Picturesque' – 97 Acre Rural Holding

A magnificent rare find in a picturesque valley of Laguna. This vacant parcel of land has a great blend of usable pastures and private natural bush land totalling approx. **39.26 hectares (97 acres)**.

An incredibly scenic outlook can be appreciated from every direction, with easy 2wd access and a designated building envelope for you to build your dream country home (STCA). The building envelope is set in an elevated position just above the valley floor with a creek nearby and approx. 10 acres of arable pastureland perfect for livestock.

A winding trail meanders its way to the mountain top where another few acres of arable land overlook the beautiful valley's below as well as the spectacular bush land surrounds and distant mountain ranges including the renowned 'Mount Yengo'. The views from the highest point are simply stunning and leave the impression that this rural holding is something truly special.

The property is located approximately 6km's from the main road on a gravel, council-maintained road, giving you a private and peaceful setting. Under 2 hours drive (approx. 98km's) from Wahroonga/Sydney with easy access to Newcastle, the Central Coast and nearby Cessnock township.

The growing Laguna Village/Great Northern Trading Post is only 12km's (approx. 10mins drive) and features a café, restaurant, bar, giftware shop & providore with local fresh produce. Live your country dream in this beautiful valley!

📏 39.26 ha

**Price** SOLD for \$930,000

**Property Type** Residential

**Property ID** 227

**Land Area** 39.26 ha

#### Agent Details

Kurt Musgrove – 0497281475

Garry Musgrove – 0429663026

#### Office Details

Musgrove Realty

3718 Great North Rd Laguna NSW

2325 Australia

02 4998 8383



\*Property is identified as Lot 2 in DP 1275353.

### Things You Will Love About Your Own 'Captivating Country Property'

- Approx. 39.26 hectares (97 acres) of spectacular rural countryside
- Arable pastureland (approx. 10 acres)
- Stunning natural bushland – eucalypts, casuarinas, wattle, flannel flower & native grass trees to name a few species
- Abundant wildlife such as wallabies, wombats and prolific bird life including silky black cockatoos
- Scenic mountain top with large clearing – perfect for camping & bush walking
- Magnificent views from the hilltop & lower valley
- Designated building envelope (the property has a dwelling entitlement and a specific location where Council has identified you could build a house with DA approval)
- Creek line flows through the property
- Easy 2WD access
- Suitable for a solar power system (no mains power available) & tank water
- Under 2 hours' drive from Sydney (approx. 98km's to Wahroonga)
- Easy access to Newcastle & Central Coast
- Approximately 45 mins drive to nearby Cessnock township
- Short drive to Hunter valley Vineyards, restaurants & cellar doors
- National Parks & State Forest on your doorstep

For further details please contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M: 0497 281 475

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